| 160.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,062,800 / 1,062,800 |
| | | | | | USE VALUE: | 1,062,800 / 1,062,800 |
| | | | | | ASSESSED: | 1,062,800 / 1,062,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 99 | | CLAREMONT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GUTNER MICHAEL M |
| Owner 2: | GUTNER REBECCA H |
| Owner 3: | |
| Street 1: | 99 CLAREMONT AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DEMARTINIS JON M - |
| Owner 2: | - |
| Street 1: | 99 CLAREMONT AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 3026 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 11250.000 | 522,200 | 10,400 | 530,200 | 1,062,800 |
| Total Card | 0.258 | 522,200 | 10,400 | 530,200 | 1,062,800 |
| Total Parcel | 0.258 | 522,200 | 10,400 | 530,200 | 1,062,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.28 /Parcel: 351.28

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 107084

**GIS Ref**

**GIS Ref**

**Insp Date** 06/08/18

!12550!

## PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 522,200 | 10400 | 11,250. | 530,200 | 1,062,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 506,300 | 10400 | 11,250. | 530,200 | 1,046,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 506,400 | 10400 | 11,250. | 530,300 | 1,047,100 | 1,047,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 275,500 | 11000 | 11,250. | 530,300 | 816,800 | 816,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 275,500 | 11000 | 11,250. | 469,700 | 756,200 | 756,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 275,500 | 11000 | 11,250. | 393,900 | 680,400 | 680,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 275,500 | 11000 | 11,250. | 393,900 | 680,400 | 680,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 259,400 | 11400 | 11,250. | 340,900 | 611,700 | 611,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 15:05:33 |

**LAST REV**

| Date | Time |
|---|---|
| 10/30/19 | 14:13:43 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12550

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DEMARTINIS JON | 70447-230 | | 12/28/2017 | Change>Sale | 910,000 | No | No | | |
| BROGGI CHARLES | 70014-543 | | 9/29/2017 | | 755,000 | No | No | | |
| BROGGI CHARLES | 63812-158 | | 6/26/2014 | Convenience | 10 | No | No | | |
| BROGGI CHARLES& | 61321-349 | | 3/4/2013 | Convenience | 1 | No | No | | |
| BROGGI CHARLES | 20533-413 | | 5/10/1990 | Family | 1 | No | No | | |
| | 20533-385 | | 5/1/1990 | | 250,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/4/2018 | 362 | Renovate | 330,000 | O | | | | |
| 1/17/2018 | 49 | Inter-De | 10,000 | C | | | | |
| 5/13/1999 | 280 | Manual | 1,000 | | | | | REPAIR FRONT PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/30/2019 | Left Notice | DGM | D Mann |
| 10/30/2019 | Permit Visit | DGM | D Mann |
| 9/12/2019 | Mail Update | JO | Jenny O |
| 6/8/2018 | Measured | BS | Barbara S |
| 10/31/2008 | Meas/Inspect | 189 | PATRIOT |
| 2/7/2000 | Inspected | 276 | PATRIOT |
| 12/2/1999 | Measured | 256 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 107084 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 11250 | | Sq. Ft. | Site | | 0 | 70. | 0.67 | 8 | | | | | | | | | 530,247 | | | | | | 530,200 | |

| Total AC/HA: | 0.25826 | Total SF/SM: | 11250 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 530,247 | Spl Credit | | Total: | 530,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1905 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G20 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 2 - Softwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 0.99705005 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 133.256 |
| Other Features: | 89592 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 547393 |
| Depreciation: | 25180 |
| Depreciated Total: | 522213 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 11 | BRs: 7 | Baths: 1 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 11 | 7 | |
| Totals | | | |
| 1 | 11 | 7 | |

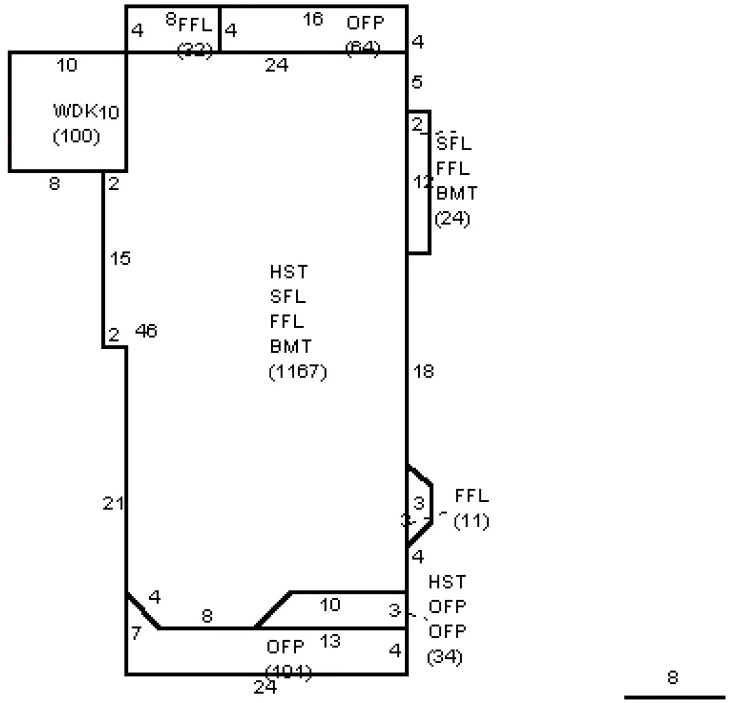
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 133.26 |
| Special Features: | 0 | Val/Su Net: | 114.77 |
| Final Total: | 522200 | Val/Su SzAd | 172.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,234 | 133.260 | 164,438 |
| BMT | Basement | 1,191 | 39.980 | 47,612 |
| SFL | Second Floor | 1,191 | 133.260 | 158,708 |
| HST | Half Story | 601 | 133.260 | 80,020 |
| OFP | Open Porch | 233 | 23.350 | 5,440 |
| WDK | Deck | 100 | 15.840 | 1,584 |

Net Sketched Area: 4,550 | Total: 457,802

Size Ad 3025.5 | Gross Area 5150 | FinArea 3026

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | Garage W/Lof | D | Y | 1 | 22X22 | F | FR | 1925 | 19.96 | T | 50 | 101 | | | 4,800 | | | 4,800 |
| 8 | Pool A-O | D | Y | 1 | 14X28 | P | PR | 1980 | 28.72 | T | 49.9 | 101 | | | 5,600 | | | 5,600 |

More: N | Total Yard Items: 10,400 | Total Special Featues: | Total: 10,400

## PARCEL ID

160.0-0005-0006.0

## IMAGE

AssessPro Patriot Properties, Inc